
PROJECT SUMMARY

The owner/applicant, the Bolinas Community Land Trust (BCLT), is requesting coastal permit and use permit approval for the development of a new on-site wastewater system to permit the installation of up to 27 mobile, recreation-vehicle (RV) style trailers/homes, in order to house 61 persons on the 20-acre BCLT property located between 100 and 200 Mesa Road in Bolinas CA. In addition, pursuant to the Local Coastal Program Implementation Plan, Section 22.62.060(D), Table 5-1-b, the BCLT is requesting Conditional Use Permit approval to establish the RV park as a temporary campground on the subject property. Currently, the persons requiring housing are residents of the Tacherra Ranch directly adjacent (west) to the subject property, however, these persons are housed in sub-standard and unpermitted conditions that require immediate upgrade. In order to accommodate all the residents on the Tacherra Ranch, and clean up the unpermitted conditions, a temporary RV “campground” is being proposed within areas of existing disturbance on the subject property, and available areas located outside sensitive habitats and setbacks. Once the Tacherra Ranch has been remediated, a permanent housing solution will be provided and the RV park/temporary campground would be removed from the site. The temporary RV campground is expected to house residents for two to five years in order to establish permanent housing on the adjacent Tacherra Ranch. The maximum-sized trailer (for a family of four or five) is typically 35’ long by 13’ wide. Each trailer would be placed on a use area footprint of approximately 25’ w by 45’ long. This use area would provide open areas adjacent to the RV for individual uses (awnings and outdoor living room) and allow for utility connections to run behind/parallel to the trailer towards connections at the rear of the trailer. Not all trailers will be the maximum size requirement; the smaller the family unit, the smaller the RV required.

In addition to the proposed RV camp, a new on-site wastewater system, designed by Eckman Environmental, will be located on the subject property to the northeast of the RV area. An existing gravel ranch road provides access to the proposed RV camp through the adjacent Tacherra Ranch off Mesa Road. Electrical utility connections would connect via the same existing accessway through the Tacherra Ranch to the proposed RV camp. This connection would also serve as a secondary accessway to the RV camp for use by emergency vehicles. The BCLT has received approval from the Bolinas Community Public Utility District (BCPUD) to stack and transfer the two water meters (130 and 160 Mesa Road) for appropriate water allotment project usage. A biological site investigation prepared by Julia King, on February 7, 2023 and again on September 14, 2023, determined that there are no constraints or potential impacts to sensitive areas located on the subject property.

The proposed project has been designed to follow the guidelines set forth for coastal development in Marin County, and the policies and guidelines presented in the newly adopted Local Coastal Program Unit I and the Bolinas Gridded Mesa Community Plan. As the new LCP still does not have any language regarding environmental hazards, this includes ensuring that the proposed construction is consistent with the Marin County Municipal Code (Interim) Section 22.57.130I. No sensitive habitat or features would be disturbed, and no trees would be removed as a result of the project. The proposed project is consistent with the 2015 Marin Countywide Plan, the Marin County Local Coastal Program Unit I, the Bolinas Gridded Mesa Plan (1978), and the California Coastal Act (1976).

GENERAL INFORMATION:

APN: 193-020-38
Countywide Plan: C-AG2 (Coastal, General Agriculture, 1 unit/10-30 acres)
Community Plan: Bolinas Gridded Mesa Plan
Zoning: C-ARP-10 (Coastal, Agriculture Residential-Planned, 1 unit/10 acres)
Lot size: 20.139 acres – 877,254 sq ft
Adjacent Land Uses: Ag/Ranching, Residential, Bolinas Public Utilities District
Vegetation: Non-native grassland, grazing areas
Topography and Slope: generally flat/sloping north/northeast to southwest
Environmental Hazards: N/A

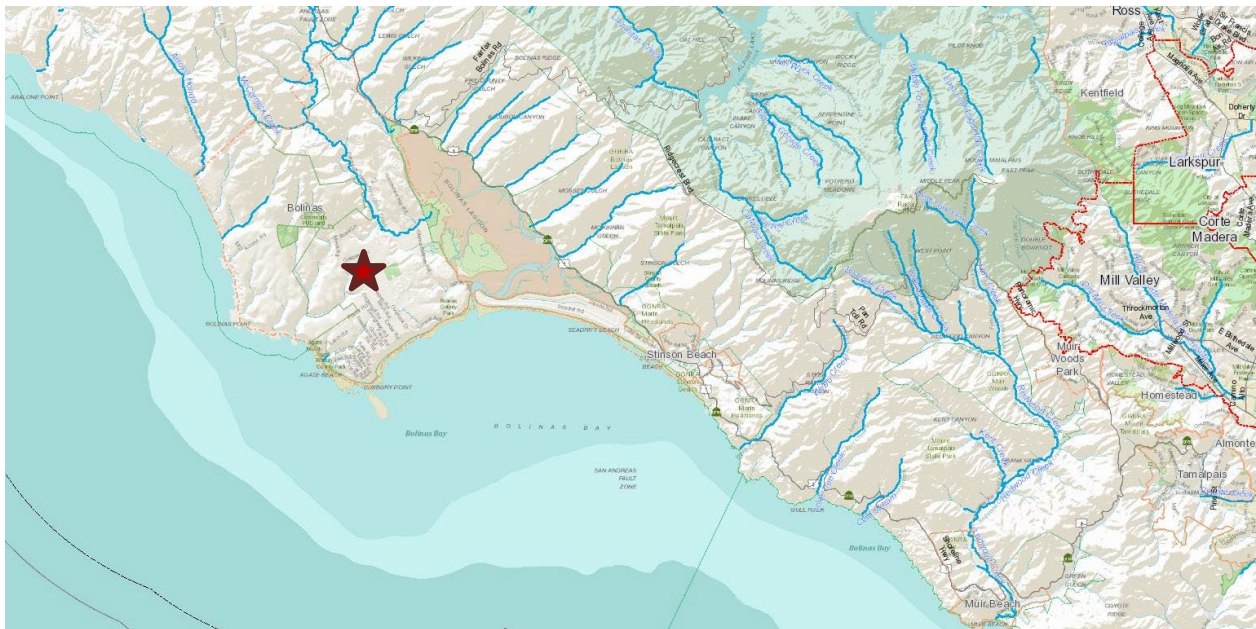


Figure 1: Vicinity Map

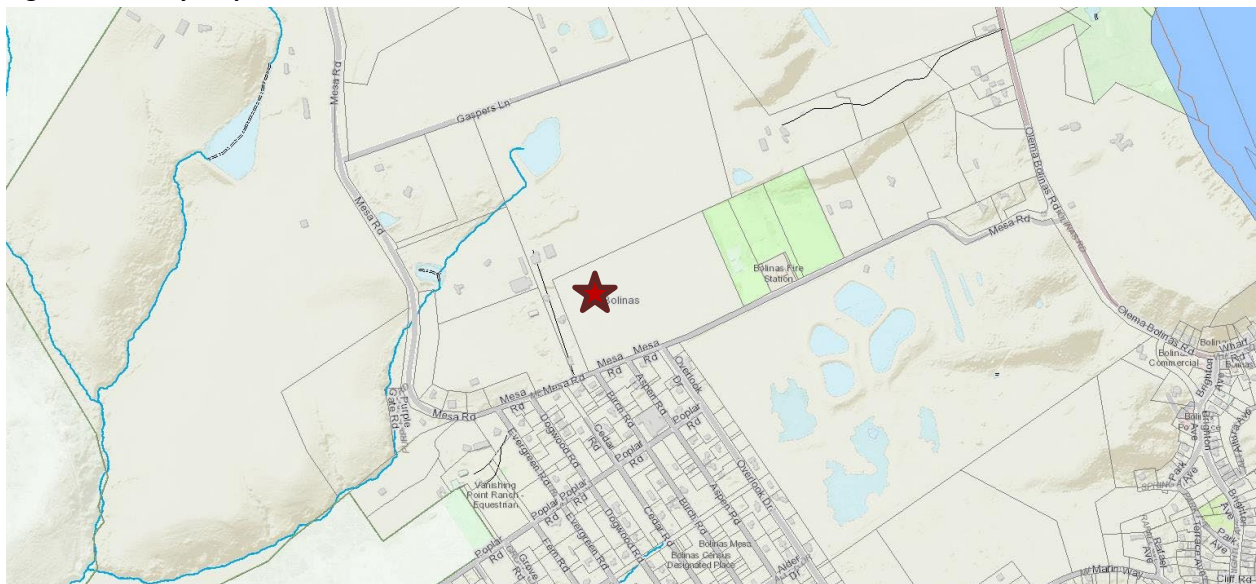


Figure 2: Project Location Map

PROJECT DESCRIPTION

Project Location

The proposed project between 100 and 200 Mesa Road, Bolinas, CA, (APNs:193-020-38) is located in the unincorporated Bolinas community in west Marin. The site is located adjacent to the Bolinas Public Utilities District property located just north of Mesa Road, and just south of the larger Tacherra Ranch. The site is accessed via Mesa Road, near the intersection with Overlook Drive. Figures 1 and 2, Vicinity Map and Project Location Map, above, indicate the project site and its relationship to the surrounding community.

Topography and Landform

The highest point of the property, the northern edge of the subject property, is approximately 200 feet above sea level (asl) NAVD '88. The lowest elevation is approximately 190 feet asl NAVD '88 in the southwestern corner of the site where the property meets Mesa Road. The location for the proposed improvement is located approximately within the 194' to 196' asl contours of the subject property along the western edge of the property within an area of existing disturbance used for animal pens.

Existing and Adjacent Land Uses

The project site is currently developed with a working cattle and livestock ranch, but it is otherwise undeveloped. The Countywide Plan's land use designation for the property is Coastal AG2 (C-AG2 -, general agriculture, 10-30 acres per unit). The County's zoning designation is C-ARP-10, (Coastal Residential, 10-acre minimum lot size).

The vegetation of the project area is typical of rural undeveloped properties on the Marin Coast with a mixed mosaic of prairies, annual grasslands, coastal scrubs, and coastal woodland groves. The majority of the developed portion of the site is characterized as disturbed or developed landscaped/grassland and has been used as an active ranch with various grazing livestock including cattle and poultry.

Property Constraints

The proposed project would be located in areas of existing disturbance, including an area used for livestock/animal pens and elevated and disturbed areas on the property that is devoid of any environmental constraints. Although there are areas of wetlands and other potential drainage features around the subject property, those water-related features are outside the potential development zone and would be protected by setbacks as determined by the biologist, Julia King.

PROPOSED PROJECT

The project includes the permitting of a new on-site wastewater system and associated infrastructure to allow for mobile recreation vehicles (RV) to be used as temporary housing by approximately 57 residents currently inhabiting substandard living conditions on the adjacent Tacherra Ranch property. The mobile RVs would be located in and around an area previously used by the Tacherra Ranch as an animal pen for livestock grazing. This livestock pen area, approximately 325' long by 100' wide has been utilized annually for animal keeping and does not have any local habitat value as the ground has been routinely

grazed or impacted to the point there are no native grasses or other potential uses. In addition, the project biologist determined additional disturbed areas adjacent to the livestock pen and has prescribed appropriate setback/buffers for these areas that can accommodate the proposed development.

The maximum-sized trailer (for a family of four or five) is typically 35' long by 13' wide. Each trailer would be placed on a "use area" footprint of approximately 25' w by 45' long. Large trailers typically have an overhead awning that can extend approximately 10 feet to provide outdoor shade and cover. This use area would provide open areas adjacent to the RV for individual uses and allow for utility connections to run parallel to the trailer towards connections at the rear of the trailer. Utility chases would likely be buried underground in common trenches for pipes and wires to support the transient nature of the proposed project. Not all trailers will be the maximum size requirement; the smaller the family unit, the smaller the RV required. Furthermore, the coastal permit is proposing approximately 27 use areas that could fit within and around the livestock area delineated on the site. In addition, all trailers would be located within the area defined by the project biologist to not have wetland-type vegetation.

In addition to the RV use areas, the project assumes an area available for fire-truck turnaround such that emergency access to all RVs is within 150 feet of the middle of the project. Informal parking areas could be delineated within the main development area, or just adjacent and south of the livestock pen. These parking areas would occur on land determined as disturbed or outside sensitive resources (and setbacks).

Onsite Wastewater System

The proposed project includes the development of a new onsite wastewater system (septic system) including a new "mound" dispersal (leach) field to be located in an area of high ground approximately 115' to the northeast of the RV trailer area. This dispersal field would be located in an area that is devoid of any coastal wetland areas as determined by the project biologist, Julia King, and outside the defined 50' setback to those coastal wetland areas. In addition, the leach field will be connected to new pump/storage tanks and septic tanks to be located at the center of the RV trailer area via new underground wastewater delivery lines. The pump/septic tanks would be buried and able to support vehicle weights including emergency vehicles.

Utilities

The BCLT and Tacherra Ranch have water meters from the BCPUD capable of providing water to the project. The BCLT will work with the BCPUD to allocate the appropriate water requirements to the site. The physical water meter is already located within the area proposed for the RVs. Electricity would be provided via new service through the Tacherra Ranch west of the project area. Overhead or underground connections would be developed to provide service. An area adjacent to main project driveway includes a location for trash enclosures for continued service through the local provider.

Drainage and Impervious surfaces

As part of the proposed project, no new drainage plan is required to convey surface run-off and run-off from existing structures as the proposed improvements are considered pervious surfaces. As the RV area is already an impacted area of disturbance and the trailers are considered temporary – there will be no new impervious surfaces as a result of the project. An erosion and stormwater control plan is included in the civil drawings for the project.

LOCAL COASTAL PROGRAM UNIT I CONSISTENCY

Marin County Local Coastal Program, Implementation Plan Section 22.70.070

A. Coastal Access:

The development area on the property is not located adjacent to a coastal area that is identified by the Local Coastal Program, Unit I, as an area where public access is desirable or feasible. Proposed improvements are located on areas of the project site that would not be used for access to the beach below.

B. Wildlife Habitat / Protection of Native Plant Communities:

The project area does not have the potential to support special-status wildlife; therefore, the proposed project plans within the project area will not result in impacts to special-status wildlife. All proposed improvements will occur in areas of previous disturbance or in areas significantly setback from onsite sensitive areas. No improvements are proposed off the property or in areas adjacent to any potential sensitive habitats. No improvements are proposed off the property or in areas adjacent to any potential sensitive habitats or special-status plants. No vegetation removal or site disturbance is proposed for natural areas. No improvements are proposed off the property or in areas adjacent to any potential sensitive habitats. There will be no impact to stream areas.

C. Environmental Hazards – (See below)

D. Agriculture / Mariculture:

The project entails the construction of a new onsite wastewater system to house approximately 61 persons. Although the subject property is zoned for agricultural uses, the proposed project is required to preserve future land uses and not to supplant potential agriculture opportunities and agricultural workforce for the community. As the project is required to support the ongoing management of agricultural uses in Bolinas, the project is consistent with this section.

E. Water Resources:

The Bolinas Community Public Utilities District (BCPUD) currently serves the subject property. The owner of the Tacherra Ranch has a large volume water meter from BCPUD and the BCLT has several water meters. The applicant and the Tacherra Ranch have confirmed a water-sharing agreement with BCPUD to allocate the appropriate water needs for the persons housed in the RV area.

Though the project entails minor alterations of the site, the project has been sited on the most disturbed portions of the site or areas that have dry/impacted soils and would not require disturbance to portions of the site containing water or wetlands.

F. Community Design:

The proposed project includes the development of much-needed temporary housing for members of the local workforce. The project site is not located on or near a visually prominent ridgeline. The project would not block views of Bolinas Ridge or other scenic or natural vistas. Views of the distant Mount Tamalpais to the northeast of the subject property from the ocean would not be further affected than existing conditions as the project is set back from Mesa Road and in alignment with the existing pattern of residential development in the neighborhood. As such, the project is consistent with the Bolinas Community Standards pursuant to Marin County Implementation Plan Section 22.66.050, LUP policies related to development in Bolinas.

G. Community Development:

The project site is located adjacent to a developed residential neighborhood located along the Mesa Road in the community of Bolinas. The project entails the construction of an underground wastewater system and the installation of temporary RV trailers for needed workforce housing. with the governing residential zoning district, C-ARP-10 (Coastal, Agriculture Residential Planned, 10-acre minimum).

H. Energy:

The project does not include improvements to residential structures and therefore would not be required to satisfy all energy-saving standards as required by the County's Building and Safety Division prior to the issuance of a building permit. However, best management practices would be employed to limit ground disturbance during the installation of the RVs and to recycle materials as needed. The project is consistent with the LUP energy policies (LUP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County energy efficiency standards, as verified during review of the Building Permit application.

I. Housing:

The proposed project includes the development of much-needed temporary housing for members of the local workforce. The proposed project would result in the replacement of low and/or moderate-income housing. The project is consistent with the LUP housing policies to address low- and moderate-income housing needs in the Coastal Zone (LUP Policies C-HS-1) because the project protects disadvantaged persons in need of affordable housing in an area that does not have available housing stock in the surrounding community.

J. Public Facilities and Services:

The subject property has an existing water meter(s) from the Bolinas Public Utilities District and includes the development of a new on-site sewage disposal system.

K. Transportation:

The project is currently accessed from Mesa Road and would not entail any alterations or impacts to existing roadway facilities or public parking facilities. An existing ranch road developed to access the animal pen will be repurposed to provide access for the RVs. The project is consistent with the LUP transportation policies (C-TR-1 and C-TR-2) because the

project would not entail any alterations to existing roadway facilities or result in impacts to the scenic quality of Highway One or other coastal roads.

L. Historic Resource Preservation / Archaeological Resources:

The subject property is not located within the designated historic preservation boundaries for Bolinas as identified in the Marin County Historic Study for the Local Coastal Program, Unit I. The proposed development project does not entail site disturbance in any portion of the property that may have had historical development. As required by Marin County Code, in the event archeological or paleontological resources are uncovered during construction, all work shall immediately cease, and the services of a qualified consulting archeologist be engaged to assess the value of the resource and to develop appropriate mitigation measures.

M. Parks, Recreation/Visitor Facilities:

The project is not located within the C-VCR zoning district and the proposed improvements would not have any impact on recreation or visitor facilities. The proposed improvements are underground and require minimal excavation for onsite wastewater infrastructure and would not be visible from public viewing areas in Bolinas or areas along the coast. There would be no impacts to visual resources, as viewed from any public street or public viewing location, as a result of this project.

Environmental Hazards: Marin County Interim Code Sections 22.56.130I.H, 22.56.130I.K, and 22.56.130I.L.

Dune Protection:

The proposed project does not have dunes or related resources on or near the site. The proposed project would have no impact on sensitive dune habitats. The project site is not located in a dune protection area as identified by the Natural Resources Map for Unit I of the Local Coastal Program.

Shoreline Protection:

The proposed project does not include any development that would directly impact the natural erosion of the shoreline. The project site is not located in a bluff erosion area as identified by the Natural Resources Map for Unit I of the Local Coastal Program.

Geologic Hazards:

The subject property is not located in an area of geologic hazards as indicated on the Geologic Hazards Map for Unit I of the Local Coastal Program, and is not located within the delineated boundaries of the San Andreas Fault Zone as identified on the Alquist-Priolo special Studies Map.

According to the Marin County Soil Survey (USDA 1978), there are two soil series on the site; Xerorthents-urban land and rock outcrop-Xerorthents. Xerorthents type is used to describe the highly variable, disturbed soils, in this case, urban flatlands and the rock outcrops of the bluff face. Below the bluffs, the soil type is characterized as beaches.

Most of the property is characterized by a Monterey formation. The proposed project includes grouted tiebacks that will be drilled into the Monterey formation to depths beyond the assumed depth of bedrock.

The property is generally flat but has a gentle slope from the northeast to the southwest. Limited spoils could be recontoured after constructions to reduce visual impacts associated with construction activities or dispersed within the site. No excavation materials would be off-hauled from the project site.

COMPLIANCE WITH COUNTY PLANS AND ORDINANCES

2015 Marin Countywide Plan:

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

BIO-1.1 Protect Wetlands, Habitat for Special-Status Species, Sensitive Natural Communities, and Important Wildlife Nursery Areas and Movement Corridors.

The proposed project is consistent with this policy because it would not entail development or disturbance within on-site wetlands, habitat or sensitive natural communities. The project has been evaluated by biologist Julia King, who determined that a 50-foot setback is appropriate to any onsite sensitive habitats.

BIO-1.3 Protect Woodlands, Forests, and Tree Resources.

The proposed project is consistent with this policy because it would not entail the irreplaceable removal of a substantial number of mature, native trees. No native vegetation removal is required for the proposed project.

BIO-2.2 Limit Development Impacts.

The proposed project is consistent with this policy because it would not entail development or disturbance within existing habitat for special-status species of plants or animals.

BIO-2.3 Preserve Ecotones.

The proposed project is consistent with this policy because it would not alter riparian corridors, wetlands, baylands, or woodlands.

BIO-2.7 Protect Sensitive Coastal Habitat.

The proposed project is consistent with this policy because it would not entail the disturbance or removal of sensitive coastal habitats. The majority of the project site would remain undeveloped with proposed improvements occurring in areas of existing disturbance or low-habitat value.

BIO-3.1 Protect Wetlands.

The proposed project is consistent with this policy because it would not encroach into any potential sensitive habitats. The project has been evaluated by biologist Julia King, who determined that a 50-foot setback is appropriate for any onsite sensitive habitats.

BIO-4.6 Control Exotic Vegetation.

The proposed project is consistent with this policy because it would help control invasive and diseased on-site vegetation by removing invasive species and creating a drainage plan. Only native plantings would be included as part of any landscaping plan.

BIO-4.20 Minimize Runoff.

The proposed project is consistent with this policy because it would incorporate Best Management Practices (BMP's) and other associated drainage features to effectively treat and control stormwater and impervious surface runoff.

WR-1.3 Improve Infiltration.

The project is consistent with this policy and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff and would comply with the Marin County standards and best management practices required by the Department of Public Works.

WR-2.3 Avoid Erosion and Sedimentation

The project is consistent with this policy and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff because the drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.

DES-4.1 Preserve Visual Quality.

The project would be consistent with CWP aesthetic policies and programs because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development. The proposed structures would not be visible from any public vantage point or beach area.

Bolinas Gridded Mesa Plan (1985):

The proposed project is not located on the gridded mesa; therefore, the Bolinas Gridded Mesa Plan (BGMP) criteria do not apply to the project and no policies are needed to implement the plan.

California Coastal Act:

ARTICLE 5 - LAND RESOURCES

Section 30240 Environmentally sensitive habitat areas; adjacent developments

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The project would be consistent with this section because the proposed design has been developed based on an evaluation of all the potential land constraints. The project has been designed to minimize impacts on sensitive vegetation and would not degrade these areas.

ARTICLE 6 - DEVELOPMENT

Section 30250 Location; existing developed area

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

The project would be consistent with this section because the proposed design has been developed based on an evaluation of all the potential land constraints. The project has been designed to minimize areas of new disturbance and is located near existing developed areas. The project has water for domestic and fire protection purposes, has adequate access, and would be situated away from sensitive vegetation.

Section 30251 Scenic and visual qualities

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The project would be consistent with this section because the proposed project is designed to minimize visual projections or intrusions above ridgelines or views through the project site. The project proposes minimal alterations to natural landforms and would not be seen from public vantage points.

Section 30253 Minimization of adverse impacts

New development shall do all of the following:

- a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*
- c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.*
- d) Minimize energy consumption and vehicle miles traveled.*
- e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.*

The project would be consistent with this section because the proposed project has been designed based on existing soil and drainage conditions. The proposed project would minimize energy consumption by retaining members of the workforce in the community. Furthermore, proposed improvement plans have been designed to limit substantially altering the existing natural landforms.